090.0	0004	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	656,600 / 656,600
					USE VALUE:	656,600 / 656,600
					ASSESSED:	656,600 / 656,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		MARTIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRAMER JENNY F	
Owner 2:	GARRY JULIE	
Owner 3:		
Street 1:	8 MARTIN ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	PEW GORDON -
Owner 2:	PEW-JONES KERRY -
Street 1:	8 MARTIN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,704 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1930, having primarily Vinyl Exterior and 1588 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3704.000	284,800		371,800	656,600
Total Card	0.085	284,800		371,800	656,600
Total Parcel	0.085	284,800		371,800	656,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.48 | /Parcel: 413.4

Legal Description

User Acct 57912

GIS Ref

GIS Ref

Insp Date 11/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 090.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	284,900	0	3,704.	371,800	656,700	656,700	Year End Roll	12/18/2019
2019	101	FV	227,000	0	3,704.	377,100	604,100	604,100	Year End Roll	1/3/2019
2018	101	FV	227,000	0	3,704.	281,500	508,500	508,500	Year End Roll	12/20/2017
2017	101	FV	227,000	0	3,704.	254,900	481,900	481,900	Year End Roll	1/3/2017
2016	101	FV	227,000	0	3,704.	244,300	471,300	471,300	Year End	1/4/2016
2015	101	FV	213,300	0	3,704.	207,100	420,400	420,400	Year End Roll	12/11/2014
2014	101	FV	213,300	0	3,704.	196,500	409,800	409,800	Year End Roll	12/16/2013
2013	101	FV	213,300	0	3,704.	187,000	400,300	400,300		12/13/2012

!7327!

PRINT

Date	Time
12/10/20	21:58:35

LAST REV

Date	Time
02/05/19	13:20:19

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7327

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEW GORDON	48826-134		1/12/2007		415,000	No	No		
PELLIGRINO JOHN	32445-73		2/26/2001	Family	332,000	No	No		
PELLEGRINO JOHN	31120-382		2/8/2000	Convenience	1	No	No	4	
	8710-455		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2012	351	Wood Dec	11,500					construct new 12x1
2/8/2005	79	Redo Kit	15,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2018	MEAS&NOTICE	CC	Chris C
5/9/2012	Info Fm Prmt	MM	Mary M
1/16/2009	Meas/Inspect	345	PATRIOT
12/3/2008	MLS	MM	Mary M
5/29/2007	MLS	HC	Helen Chinal
9/14/2005	Permit Visit	BR	B Rossignol
4/18/2001	MLS	MM	Mary M
3/14/2000	Inspected	264	PATRIOT
1/28/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	57912
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3704		Sq. Ft.	Site		0	70.	1.43	5									371,784						371,800	

Total AC/HA:	0.08503	Total SF/SM:	3704	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	371,784	Spl Credit		Total:	371,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31120896
Const Adj.:	0.98145747
Adj $ / SQ:	135.124
Other Features:	87500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349847
Depreciation:	65072
Depreciated Total:	284776

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

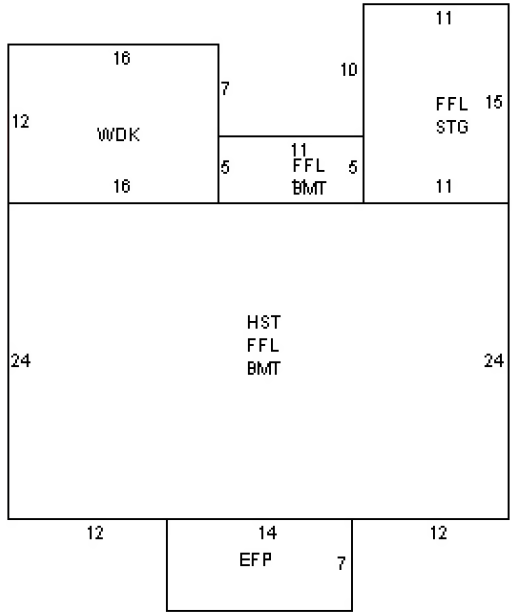
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	135.12
Special Features:	0	Val/Su Net:	94.62
Final Total:	284800	Val/Su SzAd	179.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,132	135.120	152,960
BMT	Basement	967	40.540	39,199
HST	Half Story	456	135.120	61,617
WDK	Deck	192	11.000	2,112
STG	Storage	165	7.080	1,168
EFP	Enclos Porch	98	53.990	5,291

Net Sketched Area:	3,010			Total:	262,347
Size Ad	1588	Gross Are	3466	FinArea	1588

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	